

Information and Direction TO Such Persons as are inclined TO AMERICA, MORE Especially Those related to the Province OF PENNSYLVANIA.

That the Value and Improvement of *Estates* in our Parts of *America*, may yet appear with further clearness and Assurance to Enquirers, I propose to speak my own Knowledge, and the Observation of others, as particularly as I can; which I shall comprise under these Heads.

I. The *Advance* that is upon Money and Goods.

II. The *Advance* that is upon Labour, be it of *Handicrafts* or others.

III. The *Advance* that is upon Land.

IV. The Charge of Transporting a Family, and Fitting a Plantation.

V. The Way the Poorer sort may be Transported, and Seated, with Advantage to the Rich that help them.

VI. The easier and better provision that is to be made there for Posterity, especially by those that are not of great Substance.

VII. What *Utensels* and Goods are fitting to carry for Use or Profit.

For the first, Such Money as may be carried, as pieces of eight, advances Thirty, and Goods at least Fifty per cent. Say I have 100 l. sterl. If I am but six in Family, I will pay my Passage with the advance upon my money, and find my hundred pounds good in the Country at last. Upon Goods, well bought and sorted, there is more profit: but some money is very requisite for Trade sake; for we find it gives Goods a better market; so that considering the great quantity of Goods already carried, it were not amiss at present, if one half were in Money, and the other in Goods.

Thus in General. But it particularly encourages Merchants, because the profit by advance, is seldom less than 50 l. sterl. per cent, which is very considerable; and we have already got some things for returns, as *Skins*, *Furs*, *Whale-Oyle*, *Tobacco*, &c.

II. For Labour, be it of *Handicrafts*, or Others, there is a considerable Encouragement by advance of price, to what is here, because the Goods Manufactured there, advance equal to those the Merchant sells, and where Provision is at least as cheap, and there is such additional gain, to the first Gain of *Handicrafts* here (of whom the Merchant buys) the *American Handicraft* must have an extraordinary time of it. The like may be said of *Under Labourers*, for some time, until the Country be better replenished with People.

III. The *Advance* upon Land is Encouraging, which will be best apprehended by an English understanding in a Comparison with the Lands of *England*, that he is familiarly acquainted with.

If 500 Acres of *unclear'd* Land there, indifferently chosen, will keep as many *Milch Cows*, or fat as many *Bullocks* for the market in Summer, as 50 Acres of improved Land in *England*, as chosen aforesaid, can do; then by Computing the value of the Summers Grass of such fifty Acres of Land here, we shall the better find the value of 500 Acres of Land in *America*; for within that compass, the same quantity of Cattle may be well kept. Admit this then, that the Summers Grass of 50 Acres of middling Land in *England*, is worth 15 l. I conceive that makes 20 l. which is the price of the Inheritance of the 500 Acres, no dear Purchase. The cost to go thither is no Objection, because it is paid by the *Advance* that is upon the Money and Goods at the rate aforesaid. If the hazard of the Seas be Objected, we see that the five hundred Ship using those parts, does not miscarry, and the Risk is run for themselves only. However, except in Winter, Passages are pleasant, as well as safe.

But this Comparison draws an Objection upon us that must be obviated. What becomes of your stock in the Winter? I say our Woods usually keep them for the Market till December, and unless it be a more than ordinary Winter (which is observed to happen but once in four or five Years) or that they are young stock, or Cattel big with Young, they mostly shift for themselves. But if Fodder be wanted, we have a supply by *H. J.* we mow in the *Marshes* and *Woods*, or the *Straw* of the English Grain we use, or the *Tops and Stalks* of Indian Corn, and sometimes that itself; a Thing hearty, and easily raised, and is good to fat as well as keep, and answers to *Oats*, *Pease*, *Beans* and *Fitches* here, tho we have of them also.

This Scheme of Grazing and keeping of Stock, may inform Inquirers what the Woods and unbroken Lands of those Countries in some sort will do, in proportion to Lands here, and consequently, what they are worth to Lands here, allowing equally for Care and Fodder on both sides.

To be short, the produce of wild Land there in this respect, is within less than ten to one, of what our cleared Land is here, and the purchase here, is an hundred to one dearer, which must needs make *American Lands* no hard Bargain to the Purchasers.

Now for clearing of our Wood-lands in order

corn; the difficulty is not so great as is imagined; our Trees, being not so thick, or not so burdensome, but that four hands, in four months time, may easily clear five and twenty Acres for the Plow; which, at 15 d. English per Day, for each hand, comes to twenty five shillings per Acre. The increase of which, is with less than half the seed at least equal to the Improv'd Land of England. Add to this, the ten pence which buys the seed of an Acre un-clear'd, and an Acre of Land, producing the like quantity with English Ground, shall cost 1 l. 5 s. 10 d. which at eight years purchase, ought to yield three shillings two pence three farthings per Annum. Now, where it brings an increase equal to Land of ten shillings per Annum in England, and what it produces, yields not, at present, a less value, the advantage is almost four to one, which I conceive is no inconsiderable advantage.

Having given this general account of Lands in those parts of America, which for Variety of Earth, and Number of Fountains, falls not short, in my Opinion, of any Country I have seen in Europe; I shall in the next place, for their Help and Direction that intend thither,

IV. First, Set down the Charge of Transporting an ordinary Family.

Secondly, The Method and Charge of their setting a Plantation when there, which will serve for all Ranks, proportion still considered. I will suppose my self worth but one hundred pounds.

For my Self, Wife and two Men Servants,	1	s.	d.
at 5 pound per head, and one Child of	22	10	00
ten years old, 50 s. (for to that age			
Children pay no more)			
For a Tunn of Goods, each a Chest gratis,	02	00	00
For the ship Doctor per head 2 s 6 d.	00	12	06
For 4 Gallons of Brandy and 24 Pounds	01	00	00
of Sugar for the Voyage.			
For Cloaths for my Servants, each 6 Shirts,			
2 Waistcoats, a Summer and a Winter	12	00	00
Shute, one Hat, 2 Pair of Shoes, Stockings and Drawers.			
	38	02	06

When it pleases God we are well arrived, which I suppose to be about the first of October, the First thing is to get a Lodging in some Town or Village at hand, for my Family, and there stay one Week, and take something for our health, refresh our selves, and advise where to settle, if my land be not already fixt: This done, I take my two men, and go to my Lot, which is, say, five hundred Acres. I lo'g them at the next Village, or House to the place, and then go to felling of Trees, proper for a first House, which will very well serve for the present occasion, and afterwards be a good out House, till plenty will allow me to build a Better.

To build then, an House of thirty foot long and eighteen foot broad, with a partition near the middle, and an other to divide one end of the House into two small Rooms, there must be eight Trees of about sixteen Inches square, and cut off, to Posts of about fifteen foot long, which the House must stand upon; and four pieces, two of thirty foot long, and two of eighteen foot long, for Plates, which must lie upon the top of those Posts, the whole length and breadth of the House, for the Gifts to rest upon. There must be ten Gifts of twenty foot long, to bear the Loft, and two false Plates of thirty foot long to lie upon the ends of the Gifts for the Rafter to be fix'd upon, twelve pair of Rafter of about twenty foot, to bear the Roof of the House, with several other small pieces; as Wind beams, Braces, Studs &c. which are made out of the Waste Timber. For Covering the House, Ends, and Sides, and for the Loft, we use Clabboard, which is Rived feather edged, of five foot and a half long, that well Drawn, lyes close and smooth: The Lodging Room may be lined with the same, and fill'd up between, which is very Warm. These houses usually endure ten years without Repair.

For the Carpenters work for such an House, I and my Servants assisting him together with his Diet.

For a Barn of the same Building and Dimensions,

For Nails, and other things to finish Both

The lower floor is the Ground, the upper Clabboard: This may seem a mean way of Building, but 'tis sufficient and safest for ordinary beginners. 'Tis true, some of our Folks have exceeded much, even in Villages; but how wise they were in it, is the Question: An ordinary House, and a good Stock, is the Planters Wisdom; Else, some of our Neighbouring Provinces, improv'd by persons, whom Necessity had made ingenious and provident, had not succeeded so well as they have done. However, if better are desired, people may have them suitable to their abilities.

This House may be finished by the middle of November, the Barn by the Spring, but there being little use for it, till the next fall, it may be built at Leisure, and the Winter employ'd to clear Land for the Spring, by which time, they may easily have clear'd fifteen Acres.

The Spring come, a stock must be bought.

For three Milch Cows and Calves by their	1	s.	d.
Sides.	10	00	00
For a Yoke of Oxen,	08	00	00
For a Breeding Mare,	05	00	00
For two Young Sows and a Boar,	01	10	00
	24	10	00

Here will fitly come in our Years Provision.

To each person of the Family 8 Bushels	1	s.	d.
of Indian Corn at 2 s per Bushel, and			
5 Bushels of English Wheat at 3 s 6 d	08	07	06
per Bushel, which comes for five persons to,			
For two Barrels of Mollasses, for Beer,	03	00	00
For Beef and Pork, at a 120 pounds per			
head, and 2 d per pound	05	00	00
For 5 Gall. of Spirits, at 2 s per Gall.	00	10	00
	16	17	06

I fall now to the Land I have clear'd to Plant, upon which, with Gods ordinary Providence, a Crop may be thus made of divers Grain, viz.

The three Working hands may Plant and	1	s.	d.
tend, especially with a little help of the			
Woman and Boy 20000 Indian Corn	40	00	00
Hills, which generally make about 400			
Bushels, which at 2 s per Bushel comes to			
They may sow eight Acres; half with			
Summer Wheat, and half with Oates,			
which computing at 15 Bushels per	16	10	00
Acre, there will be 120 Bushels of both,			
and Oates at 2 s per Bushel, and Wheat			
at 3 s 6 d per Bushel, come to			

To Indian Pease	03	10	00
To Gallavances and Patatoes	01	10	00
(a tollerable encrease)	59	10	00

By this time the Year is bought about, and October is come again. Let us see now what we are Worth.

Planter Debitor.

To Passage and Cloaths for my Ser-	1	s.	d.
vants, being part of my first Prin-	38	02	06
ciple			
To two months Lodging till an house be	01	00	00
built			
To an House and Barn	15	10	00
To Provisions for one Year for the Family	16	17	06
To a Stock in Cows, Oxen, Swine and a			
Mare	24	10	00
	96	00	00
Rest Due	04	00	00
	100	00	00

Per Contr. Creditor

	l.	s.	d.
By the remaining part of my 100 pounds	04	00	00
To the advance of five and twenty per Cent. upon thirty pounds worth of goods to bring them to the <i>sterling</i> value of money	07	10	00
By an House and Barn worth together with the assistance the Carpenter had	30	00	00
By 15 Acres of Land Clear'd	18	15	00
By Corn and Grain, being the produce of this years Crop	59	10	00
By the stock, as good as when Bought,	24	10	00
	144	05	00

With the overplus of the Grain I have, to what I want, I furnish my self the ensuing Year with two Barrels of Mollasses, two of Meat, and two of Fish, to save my young flock; and proceed to clear more Land for *Indian Corn* and *Oates*, and Imploy the other Land to *English Wheat* and *Barley*: A *Garden Plat*, next the House, and an Acre in an *Orchard*, follow of course. And thus I end with my settlement of a Plantation, leaving the Planter to live by his industry and encrease, and make what he can of the rest of his five hundred Acres, that for the sake of this very settlement, is in reputation worth, *three times more then it was*.

For those that have greater abilities, and aim at better settlements, they have the means in their own Hands, and the People of the Country skill enough to answer their desires be it in fine *Timber* or very good *Brick* Buildings. But for the *Poorer* sort, that either can but just transport themselves, or that are not well able of themselves to do that, I shall, for the encouragement of such, as well as of those that shall assist them, propose my former Method somewhat better explain'd.

V. The way the *Poorer* sort may be transported, with advantage to the *Rich* that help them, is thus;

In the first place, there are such as are able to transport themselves and Families, but are unable to build or stock themselves when they are there; others that have not enough to Transport themselves and Families, and such will come under a different Consideration.

The first of these may be entertained in this manner, Say I have 5000 Acres, I will settle Ten Families upon them, in way of Village, and build each an house, an out-house for Cattle, furnish every Family with Stock; as four *Cows*, two *Sows*, a couple of *Mares*, and a yoke of *Oxen*, with a *Town Horse*, *Bull* and *Boar*; I find them with Tools, and give each their first Ground-feed. They shall continue Seven Years, or more, as we agree, at half encrease, being bound to leave the Houses in repair, and a *Garden* and *Orchard*, I paying for the Trees, and at least twenty Acres of Land within Fence, and improved to corn and grass: The charge will come to about sixty pounds English for each Family: At the seven years end, the Improvement Will be worth, as things go now, 120 l. besides the value of the encrease of the Stock, which may be near as much more, allowing for casualties; especially, if the People are honest and careful, or a man be upon the spot himself, or have an Overseer sometimes to inspect them. The charge in the whole is 832 l. And the value of stock and improvements 2400 l. I think I have been modest in my computation. These Farms are afterwards fit for Leases at full Rent, or how else the Owner shall please to dispose of them. Also the People will by this time be skilled in the Country, and well provided to settle themselves with stock upon their own Land, which shall be a thousand Acres their Landlord will give them, which is one hundred to each Family, in some part of his five thousand Acres, they only paying for the same ten shillings yearly, which is a shilling for each Family.

The advantage of this way, is chiefly to those that go,

for as the benefit seems greater, so is the hazard, by loss or embezzlement of stock, unless one were present, or a diligent and honest Overseer there: But those that delight going, and have money, and aim to live with most Ease, cannot do better; for the half encrease of the stock and labour of those Families will supply them with Provisions; so that they need not toil, in a way, they are perhaps unacquainted with, for their accommodations of life. And if half encrease be thought a way too uncertain, it may be brought to a certain value, by paying a yearly Rent for such stock as aforesaid.

The other sort of poor people may be very beneficially transported upon these terms: Say I have 5000 Acres I should settle as before, I will give to each Family 100 Acres, which in the whole makes 1000; and to each Family thirty pounds English, half in hand, and half there, which in the whole comes to 3000 l. After four years are expired, in which time they may be ease, and in a good condition, they shall each of them pay five pounds, and so yearly for ever, as a *Fee-farm rent*; which in the whole comes to 50 l. a Year. Thus a man that buys 5000 Acres may secure and settle his 4000 by the gift of one, and in a way, that hazard and interest allowed for, amounts to at least ten per cent. upon Land security; besides the value it puts upon the rest of the 5000 Acres, which will be, for that reason, really worth three times as much as before. In these Families I propose that there be at least two working hands besides the wife, whether son or servant; and that they oblige what they carry; and for further security bind themselves as servants for some time; that they will settle the said land accordingly, and when they are once seated, their improvements are security enough for the Rent.

There is yet another expedient, and that is, give to ten Families 1000 Acres forever, at a small acknowledgement, and settle them in way of Village, as before; by their seating thus, the Land taken up is secured from others, because the method of the Country is answered, and the value such a settlement gives to the rest reserved, is not inconsiderable; I mean, the 4000 Acres; especially that which is Contiguous: For their Children when grown up, and Handicrafts will soon covet to fix next them, and such after settlements beginning at an Improved Rent in Fee, or for long Leases, on small Acknowledgements, and good Improvements, must advance the whole considerably. I conceive any of these methods to issue in a sufficient advantage to Adventurers, and they all give good encouragement to feeble and poor Families. Now I know some think this looks a little hard upon the People that are to pay the said Rent, the thing that is most contrary to my inclinations, as well as design in making this proposal. But I am of another mind; for in Ireland, money bears the Interest of ten per cent: Thirty pounds then, will deserve three pounds a Year, three Years Interest makes Nine pounds. The 100 Acres surveyed and Patented are worth eight pounds at least, for that is one of the lowest prices Purchasers sell again at. The Interest of this eight pounds for three Years at ten per cent, is Eight and forty shillings; there is also three shillings for three years rent. Now put the thirty, the nine, the eight and the two pounds eight shillings, and the three shillings together, and there will be forty nine pounds eleven shillings, which wants but twelve shillings of fifty pounds, and you advance no more then money does in Ireland, that is nearer home, and an improv'd Country. To which add, the hazard that is Run, in this way, above a double Bond for the payment of the fifty pounds in Ireland; for if the ship perish, my money is gone, if the man or working hands Dye, I have a Charge instead of a Revenue that will follow me; which plainly evidences that the proposition is not grievous, but reasonable and charitable too, and especially when we Consider that Sixty five Days out of the Year, at eighteen pence by Day, will, within half a crown, pay the Rent, and he has three Hundred to himself. Nor is this all, he is come to a Country where Land is cheap, and does Rise, and where those that

that have hands cannot but live, and in a way too, not subject to the Contingences and decays of Trades; for as below the ground none can fall, so here every one falls upon his own; which brings me to the Sixth Particular, about the benefit these Countries bring to *Posterity*.

VI. *There is an easier and better provision to be made there for Posterity, especially of such as are not of great Substance.* I never thought, but mere Trades would do as well here as there, but when People have gain'd something here by their ingenuity and Toyl, say 1000 *l.* how much Land will that buy here, and how much incom will that fetch; perhaps 50 *l.* per Ann. on Bond, or 40 in Land, which at 10 *s.* by the Acre, comes to four-score Acres. This, to bring up five Children, *Feed, Cloath, School, and Portion* them, will be very scanty; but then, what will this do to Estate their Children, and so forward.

Now in *America*, a thousand Pounds discreetly laid out, is an Exchequer to a Family. I will suppose I have one hundred Pounds in Land, which contains 3000 Acres. This I stock, to half increase, for 360 *l.* upon this half increase I live well, till my Children are of age. By this time at least, the Tennants Term is up, and I place my Children in those Tenements, with a proportion of stock, without Portions or Rents to pay: Each has 500 Acres, besides my five hundred after my decease. If each of them have five Children, there is an hundred Acres apiece for them, besides the 500 Acres I leave them; and if any take to Trades, the rest have the more Land. By this time, an hundred Acres may be reasonably presum'd to be worth as much as a 1000 was in their Fathers time, and it must advance yet: All improv'd Countries teach us this. Now this is a way of putting people into the natural Channel of life, to wit, *Agriculture*, and of Adjourning care for posterity to the Fourth Generation. Let it be remembered that there is but 360 *l.* expended of the 1000 *l.* so that to carry me and my Family, and settle us in some proportion to our Degree, as also to Traffick and encrease portions, there rests 540 *l.* now if a 1000 *l.* in *Europe*, cannot have so natural an increase, free of those Contingences that other means of life are subject to, I conceive *America* somewhat a better place for the good

of Posterity, especially of such as are not wealthy, or have many Children, that they would not should too unequally live and be provided for.

VII. Now as to what Utensels and Goods are fittest to carry for use and profit, I say, in general, all things relating to *Apparrel, Building, Householdstuff, Husbandry, Fowling and Fishing*: but for Particulars, *English Woollen*, and *German Linnen*, As ordinary *Broad-Clothes Kereseys, Searges, Norwich-Stuffs, some Duffels, Cottons and Stroud-waters*, for the Natives, and *White and Blew Ozenburgs, Shoes, and Stockins, Buttons, Silk, Threed, Iron ware*, especially, *Felling Axes, Hoes, Indian Hoes, Saws, Frowes, Drawing-Knives, Nailes*, but of 6. *d.* and 8. *d.* a treble quantity, because they use them for shingling, or covering of Houses. *Powder and Lead* are often wanted for the *Woods*, in Winter, for Water Fowl, that are very numerous. There are lesser things that will be convenient to carry; but being trivial in themselves, and what People can hardly miss to think upon; I shall close this Information and Direction with my usual Caution, and good Wishes. Let none be Hasty or Presumptuous. The even humble Temper will best endure the difference of the Change either way. A Wildernes must want some things improv'd Countries do enjoy; but Time and Labour will reprice, where Industry sooner makes an Inheritance. And tho we have not the Ornaments of Life, we want not the Conveniences; and if their Cost were put in Ballance with their Benefit, the World would be greatly debtor on Account. If then we have less of Art, we have more of Nature; and the Works of God are fitter objects for meditation and Delight; then the Inventions of men: In vain do we admire the First and Simpler Ages of the World, and stile them Golden, while we object against *America Rusticity and Solitude*.

I will Say no more, but if *Jacob* dwelt in Tents, and Herds and Flocks were his Revenue, a Life like his should be no stop with those that love his Plainness and Integrity. I beseech God it may be so with them that go, and I am sure they will not have much Reason to repent their Change.

FINIS.

